



December 11, 2013

Item No. 4

**AUTHORIZATION TO EXECUTE CONTRACT WITH  
OLD VETERAN CONSTRUCTION COMPANY FOR MODERNIZATION AND  
LIFE SAFETY UPGRADES AT MAJOR ROBERT LAWRENCE APARTMENTS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Major Robert Lawrence Apartments in the firm fixed amount of \$10,138,000 plus a not to exceed amount of \$608,280 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,746,280. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 655 West 65<sup>th</sup> Street in Chicago, IL.

The Interim Acting Vice President and the Interim Acting Director of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

**FUNDING:** General Fund

**SOLICITATION SUMMARY**

**Specification No.:** IFB 13 - 01177

**Vendor:** Old Veteran Construction, Inc.  
Jose Maldonado, President  
10942 South Halsted Street  
Chicago, IL 60628

**Contract Type:**

Construction Services

**Base Contract Amount:** \$10,138,000

Contingency amount: Not to Exceed \$608,280

The aggregate amount: Not to  
exceed \$10,746,280

**Solicitation Release Date:**

September 20, 2013

**Days Advertised:**

Forty-one (41) business days

**Contract Period:**

The life safety work by no later than November 30, 2014.  
 Balance of Scope of Work to be completed by five hundred forty (540) calendar days from the date set forth in the Notice to Proceed

**Addendum(s):**

- 1) October 18, 2013
- 2) October 24, 2013
- 3) October 24, 2013
- 4) October 31, 2013

**Option Period:** not applicable

**Publications:** Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed

**Vendor List:** 757

**Pick-Up List:** 60

**Pre-Bid Date:** September 27, 2013

**Solicitation Due Date:** November 8, 2013

**Assist Agencies:** 66

**Respondents:** 8

<b><u>COMPLIANCE INFORMATION</u></b>	<b>New Hires Needed</b>	<b>Required</b>	<b>Proposed</b>
M/W/DBE Participation		40%	40%
Section 3 Hiring No. (30% of new hires)	12	3.6	8
Section 3 Business Concern		10%	10%

**GENERAL BACKGROUND /EXPLANATION**

On September 20, 2013 the Chicago Housing Authority (CHA) solicited General Contractors to provide construction services for the modernization and life safety upgrades at Major Robert Lawrence Apartments. The City of Chicago Code requires life safety building systems to be code compliant by the end of December 2014.

Major Robert Lawrence Apartments is a senior development located at 655 West 65<sup>th</sup> Street. Built in 1967, the building is fourteen (14) stories tall, covering one hundred ninety-three (193) units. Located in the 20<sup>th</sup> Ward, it sits on a four (4) acre site bounded by 65<sup>th</sup> Street to the north, Union Avenue to the west, Lowe Avenue to the east and 66<sup>th</sup> Street to the south. The Apartments were rehabilitated in 2003. In 2009 selected units were remodeled to meet current accessibility requirements.

**SCOPE OF WORK**

The proposed scope of work for this project includes, but is not limited to, the following:

**Fire Life Safety Improvements:**

- Fire Communication Systems (Lobby/Corridor, Stairwell, & Elevator 2-way Communication System)
- Elevator Systems (Recall System, Automatic Transfer Switch, Emergency Back-Up Generators)
- Fire Alarm/ Suppression Systems (Smoke Detectors, Fire Pumps, Sprinklers in common areas)

**ADA Rehabilitation:**

- Interior Common Area Modifications – to comply with ADA Code Requirements (Entrances, Offices, Restrooms, Recreation/Break Rooms, Laundry Facilities)

- Exterior Common Area Modifications – to comply with ADA Code Requirements (Parking Lots, Sidewalks, Circulation Pathways)

#### Mechanical Electrical and Plumbing Improvements

- New domestic water lines
- New horizontal and vertical sanitary lines
- New kitchen waste lines
- New vent lines

#### Unit Improvements

- Kitchen: New cabinets, countertops, sinks, fixtures, flooring and appliances
- Bathrooms: New shower stalls, toilets, sinks, fixtures, flooring and bathroom accessories
- Other: New doors, door hardware, flooring and paint throughout all units
- 20% of units to be ADA accessible

#### Interior Common Area Improvements

- Security Cameras
- Lobby and Hallway enhancements
  - New rear entrance canopy and vestibule
  - New ADA Reception desk
- Finishes – Flooring, Painting, Lighting, etc.
- Recreation Room enhancements with new finishes
- First Floor Restroom upgrades with new finishes

#### Exterior

- New roof system with new drains and mechanical exhaust vents
- Masonry restoration
- New ADA concrete sidewalks
- New security cameras, fencing and sliding gate with card key access and intercom.
- New swing gate with latch and key lock

### **PROCUREMENT INFORMATION**

The CHA advertised Invitation for Bid 13 - 01177 on September 20, 2013. The advertisement ran in the Chicago Sun-Times, the Chicago Defender, Extra, on the CHA website, and on BuySpeed Online. The Pre-Bid Conference and Site Visit were held on September 27, 2013.

The CHA issued four (4) addendums for this solicitation. The first, issued October 18, 2013, answered Requests for Information (RFIs), distributed selected new and revised drawings and technical specifications, and replaced the original bid form. Addendum 2 was issued October 24, 2013, and released an updated complete set of drawings and technical specifications. The 3<sup>rd</sup> Addendum, also released October 24, 2013, established a new bid due date. Addendum 4 answered some late RFIs and distributed seven (7) revised drawings.

The CHA received and opened eight (8) bids on November 8, 2013. The low bidder was Old Veteran Construction, Inc. at \$10,138,000.

## **RECOMMENDATION**

Based on the foregoing, the Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Major Robert Lawrence Apartments in the firm fixed amount of \$10,138,000 plus a not to exceed amount of \$608,280 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,746,280. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 655 West 65<sup>th</sup> Street in Chicago, IL.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Interim Acting Vice President and Interim Acting Director of the Capital Construction Department concur with the recommendation to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Major Robert Lawrence Apartments.

The CEO/President recommends approval to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Major Robert Lawrence Apartments.

**RESOLUTION NO. 2013-CHA-116**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR THE MODERNIZATION AND LIFE SAFETY UPGRADES AT MAJOR ROBERT LAWRENCE APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Major Robert Lawrence Apartments in the in the firm fixed amount of \$10,138,000 plus a not to exceed amount of \$608,280 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,746,280. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 655 West 65<sup>th</sup> Street in Chicago, IL.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.



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[www.thecha.org](http://www.thecha.org)